

(5) On-Site Open Space

All multi-family and mixed-use developments must provide at least 100 square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space for the use of residents. Such open space must meet the following requirements:

- (a)** Open space located on the ground level must have a minimum dimension of at least 16 feet on each side. Open space located on an attached structural element, such as a balcony, must have a minimum dimension of at least seven feet on each side.
- (b)** Required open space must be located outdoors and designed for outdoor living, recreation, or landscaping, including areas located on the ground and areas on decks, balconies, galleries, porches, or roofs.
- (c)** The required open space area is not required to be contiguous, but each open space area, whether common or private, must comply with minimum dimensional standards. Common open space areas must be accessible to all residents of the subject development.
- (d)** When located at ground level, the required open space area must be substantially covered with grass, live groundcover, shrubs, plants, trees, or usable outdoor hardscape features or amenities, such as courtyards, seating areas, patios, grills, fountains/water features, or pools.

6) Pedestrian Connectivity

- (a)** Internal sidewalk connections are required between buildings and from buildings to all on site facilities (parking areas, bicycle facilities, plazas and open space, etc.). All internal sidewalks must have a hard surface and must be at least six feet in width.
- (b)** External sidewalk connections are required to provide direct connections from all buildings on site to the existing and/or required sidewalk system, and to adjacent multi-use trails, parks, and greenways. Sidewalks must have a hard surface and must be at least six feet in width.
- (c)** The on-site pedestrian circulation system must be well-lit to ensure that employees, residents, and customers can safely use the system at night. All lighting must be shielded with full cut off fixtures. To be considered a full cut off fixture, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.

(7) Encroachment of Architectural Features

(a) General Requirements

1. The following encroachments of architectural features into the public right-of-way are permitted.
2. When the encroachment of architectural features extends into a public right-of-way, it requires an encroachment agreement from the Charlotte Department of Transportation (CDOT) and the North Carolina Department of Transportation (NCDOT), if applicable.
3. Encroachments of architectural features must protect all trees located in the right-of-way and comply with the Charlotte Tree Ordinance.

(b) Awning or Sunshade

1. Maximum projection from the building façade: Project up to four feet back from the future back of curb.
2. This does not apply to awnings used as awning signs, which are subject to the awning sign provisions of the TOD Districts.

(c) Balcony

1. Maximum projection from the building façade: Project up to four feet back from the future back of curb.

2. Minimum vertical clearance of ten feet.

(d) Canopy

1. Maximum projection from the building façade: Project up to four feet back from the future back of curb.
2. This does not apply to canopies used as canopy signs, which are subject to the canopy sign provisions of the TOD Districts.

(e) Sills, Belt Course, Cornices, and Ornamental Features

1. Maximum projection from the building façade: Two feet and may extend over a public or private sidewalk and/or amenity zone.

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